

SEPTEMBER 20, 2016

The Town Council met in regular session at the Town Hall at 8:00 a.m.

The Pledge of Allegiance was led by President Blaylock.

Present were: BLAYLOCK, ALSOP, FLANDERS, WADE, and WATSON along with Clerk-Treasurer Karla Atkins and Attorney Thomas Clowers.

The following visitors were present: Loretta Gerard, Sue Krozel, Carlene & David VanLaningham, Pam Robinson, Ann Rains, Dan Barton, Tom Stahl, Don Alsop, Tom & Caroline Williams, Docey Lewis, Garry Holstein, Marc & Amanda Chevalier, David Campbell, Kim Gates, Nathan & Jeanne Maudlin, Josh Riedford, Owen Lewis, Caleb McDaniel, and Bobby Grider.

Councilman Watson made and Wade seconded a motion the minutes of the previous regular meeting be approved. All were in favor. Motion carried.

Councilman Alsop reported mosquito spraying is continuing, with the third spraying of the month to take place within the week. She also stated she has been in contact with the company that sweeps the streets and she feels they are doing a good job.

Councilman Flanders reported the Park Board will soon be doing its fall tree planting. Arbor Day will be held October 15.

Councilman Flanders announced the Plan Commission has changed its policy regarding building permit applications. Any application which will go before the Plan Commission must be submitted at least three business days before their meeting.

Councilman Wade reported a punch list has been developed for the phosphorus removal project at the sewer plant. He also asked that Council members review the estimate form Lakeside for some curtains that need to be replaced. This needs to be done in the near future.

President Blaylock reported water line flushing is 80% complete. So far, three bad hydrants have been located. Gas/street superintendent Bobby Grider is working on getting estimates for replacing the hydrants.

President Blaylock reported a hydraulic seal needs to be replaced on the ladder truck.

President Blaylock opened the public hearing on the 2017 budget. Councilman Watson made and Alsop seconded a motion that the 2017 budget stand as advertised. All were in favor. Motion carried. Clerk-Treasurer Atkins announced the 2017 budget will be up for adoption at the October 18 meeting.

Kim Gates spoke to Council about her neighbor who has a lot of debris in his yard. She believes he is in violation of the Town ordinances, 8.12.010 and 8.12.020. She requested that a letter be sent to him requesting that he clean up his yard. She complained about a large number of mosquitoes in her yard. President Blaylock reported he assisted in removing tires from the property, and he stated some of the vegetation has been sprayed. Councilman Alsop has spoken with the resident also. President Blaylock stated the problem is being looked into.

President Blaylock read a proclamation in full which declares October 15 as Arbor Day. Councilman Flanders made and Alsop seconded a motion the proclamation be approved. All were in favor. Motion carried.

Carlene VanLaningham asked if any progress had been made on 629 South St. Councilman Flanders reported Michelle Young is the owner of record. The mortgage holder, USDA, will be sending the mortgage release and they stated the Town would need to record it upon receipt. Councilman Flanders stated Ms. Young will then need to be contacted to see how she would like to dispose of the property. He also noted that funds are available through the Economic Development Coalition of Southwest Indiana for demolition. This process can begin once all liens are released from the property and there is a willing seller and buyer.

Mrs. VanLaningham asked if Council is moving forward with removing the gas line from the Bridge. Councilman Watson commented that Council does not know what is going to happen with the Bridge, so they are unsure about removing the gas line. Mrs. VanLaningham expressed concern about vandalism to the Bridge. President Blaylock stated Council is still looking into it.

Dan Barton asked about the possible use of chemicals at the proposed TriValence plant. President Blaylock stated no chemicals will be used.

David Campbell asked who is backing the TriValence proposal, if a formal proposal was submitted, have any financial statements been submitted, what type of due diligence is being done, are MSDS sheets available, will any emissions or environmental permits be required, and, is the creation of 59 jobs realistic. President Blaylock stated he has received some proposals which Council will be going over later in the meeting. Regarding MSDS sheets, President Blaylock stated this is required for all chemicals. Emissions and environmental permits will be monitored by the EPA, not the Town of New Harmony, per President Blaylock.

Mr. Campbell asked if the Town will require a bond in case the project goes belly up and the Town is left with the clean-up. President Blaylock replied clean-up would consist of sweeping the floor. Mr. Campbell inquired as to the cost to the Town for the proposal, to which President Blaylock stated he does not have a total as details are still being worked out.

Docey Lewis asked if water is involved in the extrusion process. President Blaylock stated a water bath is used in the process, with the same water being used over and over.

At the request of Nathan Maudlin, President Blaylock explained the extrusion process. Mr. Maudlin asked if the current road can handle the added traffic. President Blaylock responded that Hoehn Plastics and/or TriValence will be widening the road to two lanes, with the possibility of paving it in the future. He also noted that the Town's yard waste site may be relocated.

Docey Lewis asked if there would be an increase in the rental amount paid to the Town. President Blaylock stated there is no increase planned at this time. The current rate is \$120. a month.

Caroline Williams asked what is in it for us to make the deal. President Blaylock asked why we would not do it. He asked if increasing jobs and getting people to move to Town is not what people want? Mrs. Williams agreed this is what people want, but she pointed out there are no guarantees that TriValence won't bring in existing employees to staff the plant instead of hiring locals. It was pointed out the Town only owns the real estate and not the building.

Tom Williams questioned possible noise pollution and odor produced by the facility. President Blaylock stated he did not know the decibel levels of the machines, and there would be a minute amount of odor with the extrusion process.

Sue Krozel asked what the tax revenue to the Town would be if the land was owned by the owner of the warehouse. President Blaylock stated he did not know.

Councilman Flanders stated the original lease on the land, signed in 1992, was for 99 years, with a rental increase after twenty years, and subsequent increases every ten years thereafter. The increase is based on a complicated formula involving the CPI. Councilman Flanders commented he had calculated the increase after twenty years to be around \$500.

Nathan Maudlin pointed out that Councilman Watson was a signatory on the original lease in 1992. He asked what the Town's intention was at that time. Councilman Watson stated Council was trying to increase employment in the Town and encourage people to move to Town.

Marc Chevalier stated he would like definitive data on the noise and odor the Town will be subjected to with the proposed extrusion plant. He continued that when he and his family lived in Nashville, they were within a mile of a plant and the noise in their home was unbearable at times. He stated there was also a constant odor. Mr. Chevalier was unsure if the plant in Nashville was an extrusion plant.

Nathan Maudlin inquired if Council feels Mr. Chevalier's concerns warrant investigating. President Blaylock stated they do.

At the request of Dan Barton, President Blaylock agreed to invite Jason Hoehn to attend a future Council meeting.

There was discussion about the pay scale of the jobs to be created. President Blaylock agreed to inquire about this information.

Upon question from Docey Lewis, Attorney Clowers agreed to look into the Town's liability if it chooses not to enter into a lease with TriValence.

Josh Riedford, with Mr. Pictures, reviewed his request for some street closures in October and November to film scenes for a movie they are making. An updated proposal was submitted to Council on September 15. It was noted that closing Church St. requires approval from INDOT. All required police assistance should be coordinated with Marshal McDaniel. Councilman Wade made and Flanders

seconded a motion that the street closure requests be approved as submitted. All were in favor. Motion carried.

President Blaylock reported the Town had applied for and received a Community Crossings Grant in the amount of \$43,665. He reviewed the list of streets that will be paved with the funds. Councilman Alsop noted there were 1,632 applications submitted, and 322 grants were awarded. She is very proud that the Town received funding.

President Blaylock read the proposal submitted by Hoehn Plastics on behalf of TriValence. They have asked the Town to lengthen the culvert on the property, to relocate the yard waste site, and to perform snow removal as needed. They would also like the Town to look at upgrading the surface of Old Fairground Rd. once they are operating. Councilman Flanders commented these items are all up for negotiation, and he doesn't feel the Town needs to agree to them at this time. He feels some of the issues raised at the meeting such as environmental concerns need to be addressed first.

Councilman Flanders asked for clarification on who currently owns the building. Attorney Clowers will look into this.

Councilman Flanders pointed out he had submitted fourteen questions regarding the TriValence proposal the Monday following the previous Council meeting and he has not received any answers yet. President Blaylock stated he did submit the questions to Jason Hoehn. Councilman Flanders commented he would appreciate receiving answers to his questions.

President Blaylock stated he contacted Col. Elliott regarding the Bridge. He explained how the reserve unit works. Col. Elliott stated this would very likely be a lengthy project if it was to begin. President Blaylock contacted the IL Dept. of Transportation. He inquired of them about the bridges they closed on Illinois 14 on June 23. President Blaylock was informed there are no plans to rehabilitate the bridges in their long range plan. President Blaylock also spoke to Rusty Fowler with INDOT. Mr. Fowler stated INDOT had closed the western section of Hwy. 66 leading onto the Harmony Way Bridge due to the poor condition of the Bridge. As a result, this basically closed the Bridge itself. President Blaylock pointed out the Town had nothing to do with closing the Bridge. President Blaylock also spoke to Jim Barker, with Barker Engineering. He agreed it would be hard for the Town to support the Bridge project if the tolls do not meet predictions. President Blaylock commented Lora Arneberg previously reported she was working on some things, so at this point, the Town is waiting on a report from her.

President Blaylock reported water well #3 needs to be flow tested at a cost of \$250. Councilman Watson made and Wade seconded a motion the well be flow tested as quoted. All were in favor. Motion carried.

Councilman Watson made and Alsop seconded a motion the claims be allowed and the Clerk pay the same. All were in favor. Motion carried.

Councilman Flanders inquired about a letter received regarding a claim of property damage from Sean and Michelle Parrish. President Blaylock reported this is being handled by the Town's insurance carrier.

There being no further business, the meeting was adjourned at 9:19 a.m.

Alvin Blaylock, President of Town Council

Attest:

Karla L. Atkins, Clerk-Treasurer